142.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	809,900 / 809,900
					USE VALUE:	809,900 / 809,900
					ASSESSED:	809,900 / 809,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		SPRING AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GIFFUNE MARY BETH--ETAL
Owner 2:	BELOFSKY RICHARD A
Owner 3:	
Street 1:	39 SPRING AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,807 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1931, having primarily Wood Shingle Exterior and 1946 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3807.000	382,500		427,400	809,900
Total Card	0.087	382,500		427,400	809,900
Total Parcel	0.087	382,500		427,400	809,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.19 | /Parcel: 416.1

Legal Description

User Acct

91224

GIS Ref

GIS Ref

Insp Date

02/04/09

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID 142.0-0001-0008.0

!10951!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	382,500	0	3,807.	427,400	809,900	809,900	Year End Roll	12/18/2019
2019	101	FV	318,500	0	3,807.	400,700	719,200	719,200	Year End Roll	1/3/2019
2018	101	FV	318,500	0	3,807.	331,200	649,700	649,700	Year End Roll	12/20/2017
2017	101	FV	318,500	0	3,807.	304,500	623,000	623,000	Year End Roll	1/3/2017
2016	101	FV	318,500	0	3,807.	277,800	596,300	596,300	Year End	1/4/2016
2015	101	FV	283,000	0	3,807.	272,400	555,400	555,400	Year End Roll	12/11/2014
2014	101	FV	283,000	0	3,807.	253,200	536,200	536,200	Year End Roll	12/16/2013
2013	101	FV	283,000	0	3,807.	240,900	523,900	523,900		12/13/2012

PRINT

Date	Time
12/11/20	01:11:04

LAST REV

Date	Time
11/17/15	09:42:44

philc

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10951

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17802-308		1/1/1987		189,000	No	No		Y

USER DEFINED

Prior Id # 1:	91224
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2015	1613	Renovate	25,400					
12/20/2011	1865	Manual	2,952	C				roof repair
11/12/2003	992	Wood Dec	41,500			G6	GR FY06	sunroom and deck
5/15/1995	254		17,000					REM/KIT ADD 1/2 BA

ACTIVITY INFORMATION

Date	Result	By	Name
2/4/2009	Measured	372	PATRIOT
11/7/2008	Meas/Inspect	197	PATRIOT
12/8/1999	Inspected	264	PATRIOT
11/29/1999	Mailer Sent		
11/17/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3807		Sq. Ft.	Site		0	80.	1.40	9									427,368						427,400	

Total AC/HA: 0.08740 | Total SF/SM: 3807 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 427,368 | Spl Credit | Total: 427,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26475406
Const Adj.:	0.99989998
Adj $ / SQ:	158.078
Other Features:	90500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	469879
Depreciation:	87397
Depreciated Total:	382481

COMMENTS

OF=EX TOILET AND SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

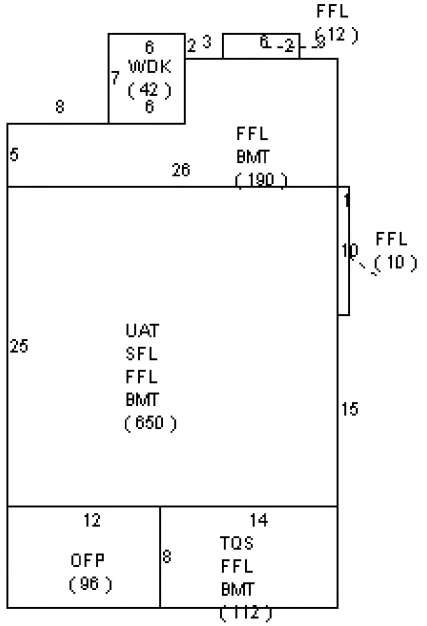
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.89
Special Features:	0	Val/Su Net:	129.18
Final Total:	382500	Val/Su SzAd	223.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	974	158.080	153,968
BMT	Basement	952	55.130	52,484
SFL	Second Floor	650	158.080	102,751
UAT	Upper Attic	163	63.230	10,275
OFP	Open Porch	96	33.680	3,234
TQS	3/4 Story	84	158.080	13,279
WDK	Deck	42	16.000	672

	Net Sketched Area:	2,961		Total:	336,663
Size Ad	1708	Gross Are	3476	FinArea	1946

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc